

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Brushwood Drive, 460' E of the c/l  
Academy Avenue  
(312 Brushwood Drive)  
4<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District

Mark Lawrence, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-388-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Mark and Amy Lawrence. The Petitioners seek relief from Sections 1B01.C.1.b and 301.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear setback of 18 feet in lieu of the required 22.5 feet for an open projection (deck) in a D.R.5.5 zone. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance

ORDER RECEIVED FOR FILING

Date


By

with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29<sup>th</sup> day of April, 1999 that the Petition for Administrative Variance seeking relief from Sections 1B01.C.1.b and 301.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear setback of 18 feet in lieu of the required 22.5 feet for an open projection (deck) in a D.R.5.5 zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
FILED  
APR 29 1999  
BY [Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

April 29, 1999

Mr. & Mrs. Mark Lawrence  
312 Brushwood Drive  
Owings Mills, Maryland 21111

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Brushwood Drive, 460' E of the c/l Academy Avenue  
(312 Brushwood Drive)  
4th Election District – 3rd Councilmanic District  
Mark Lawrence, et ux – Petitioners  
Case No. 99-388-A

Dear Mr. & Mrs. Lawrence:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 312 BRUSHWOOD DRIVE  
which is presently zoned DR3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801 C.1. b. & 301-A to

PERMIT A REAR SETBACK OF 18 FT. INSTEAD OF THE REQUIRED 22.5 FT. FOR AN OPEN PROJECTION, IN A DR. 3.5 ZONE.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

### Legal Owner(s):

MARK LAWRENCE

Name - Type or Print

Signature

AMY O. LAWRENCE

Name - Type or Print

Signature

W 410 716 7127

312 BRUSHWOOD DRIVE

Address

410-902-1664

Telephone No.

OWEN'S HILLS MD

City

State

21117  
Zip Code

### Representative to be Contacted:

SAME AS ABOVE

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 99 day of March that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

99-388-41

Reviewed By

8001

Date

3-31-99

Estimated Posting Date

4-11-99

REV 9/15/98

388

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

312 BRUSHWOOD DRIVE  
Address  
OWINGS MILLS MD 21117  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE AREA PROPOSED FOR VARIANCE ALLOWS FOR A 7.5' WIDTH DECK BASED ON A 30.0' SETBACK. THIS WIDTH DOES NOT ALLOW FOR PRACTICAL USE OF THE PROPERTY FOR THE PROPOSED USE. EXTENDING THE WIDTH OF USABLE DECK SPACE WILL ALLOW US TO BETTER USE OUR REAR PROPERTY WITHOUT INTERFERING WITH ANY NEIGHBORS OR ADJOINING LOTS. WITH REGARD TO EXISTING EASEMENTS, PROPOSED SUPPORT POSTS WILL BE PLACED OUTSIDE EXISTING EASEMENTS.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Mark Lawrence  
Signature  
MARK LAWRENCE  
Name - Type or Print

Amy O. Lawrence  
Signature  
Amy O. Lawrence  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16<sup>th</sup> day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark Lawrence and Amy O. Lawrence  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

March 16, 1999  
Date

Virginia A. Cook  
Notary Public

My Commission Expires April 2000

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 312 BRUSHWOOD DRIVE  
Address  
OWEN'S MILLS MD 21117  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE AREA PROPOSED FOR VARIANCE ALLOWS FOR A 7.5' WIDTH DECK BASED ON A 30.0' SETBACK. THIS WIDTH DOES NOT ALLOW FOR PRACTICAL USE OF THE PROPERTY FOR THE PROPOSED USE. EXTENDING THE WIDTH OF USABLE DECK SPACE WILL ALLOW US TO BETTER USE OUR REAR PROPERTY WITHOUT INTERFERING WITH ANY NEIGHBORS OR ADJOINING LOTS. WITH REGARD TO EXISTING EASEMENTS, PROPOSED SUPPORT POSTS WILL BE PLACED OUTSIDE EXISTING EASEMENTS.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]  
Signature  
MARK LAWRENCE  
Name - Type or Print

[Signature]  
Signature  
Amy O. Lawrence  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16<sup>th</sup> day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark Lawrence and Amy O. Lawrence  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

March 16, 1999  
Date

Virginia A. Cook  
Notary Public()

My Commission Expires April 2000



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 312 BRUSHWOOD DRIVE  
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B01.C.1 b. & 301.A to

PERMIT A REAR SETBACK OF 18 FT. IN LIEU OF THE REQUIRED  
22.5 FT. FOR AN OPEN PROTECTION IN A DR 3.5 ZONE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

### Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

### Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this        day of        that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-388-A

Reviewed By SD

Date 3-31-99

Estimated Posting Date 4-11-99

REV 9/15/98

388

## **Zoning Description for 312 Brushwood Drive**

Beginning at a point on the north Side of Brushwood Drive which is 50 feet wide at the distance 460feet east of the centerline of the nearest intersecting street Academy which is 60feet wide. Being lot #5 in the subdivision Brushwood as recorded in the Baltimore County plat book #69 folio #79 containing 6,599 square feet. Also known as 312 Brushwood Drive and located in the 4<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District.

99-388-A<sup>388</sup>



**BALTIMORE COUNTY, MARY VD**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

388

No. 065432

DATE 3-31-99 ACCOUNT R. COL-G (50)

AMOUNT \$ 50.00

RECEIVED FROM: Frank Lawrence

FOR: Adm. Off.

99.388-A

DATE RECEIVED  
FID RECEIPT  
PERIOD 4/01/99 - 4/01/99  
ACTUAL 09/01/99  
BUDGET 09/01/99  
CASHIER 09/01/99  
MISCELLANEOUS CASH RECEIPT  
RECEIPT # 000043  
CR NO. 000043  
Budget for 09/01/99  
09/01/99  
Baltimore County, Maryland

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER  
FOS

CASHIER'S VALIDATION

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. 065432

DATE 3:31 99

ACCOUNT

R. 001.6150

AMOUNT

\$ 50.00

RECEIVED FROM:

THANKS! Assistance

FOR:

THANKS! OAR

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

50.00

PAID RECEIPT

PROCESS ACTUAL TIME

6/01/1999 6/01/1999 09:49:31

6/01/1999 6/01/1999 09:49:31

MISCELLANEOUS CASH RECEIPT

Receipt # 065432

CR NO. 065432

Receipt Tot.

50.00

CK

50.00

PA

Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

ADMIN. VARIANCE

RE Case No 99-388-A

Petitioner/Developer MARK LAWRENCE, ETAL

Date of Hearing/Closing 4/26/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #312 BRUSHWOOD DRIVE

The sign(s) were posted on

4/11/99

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/14/99  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

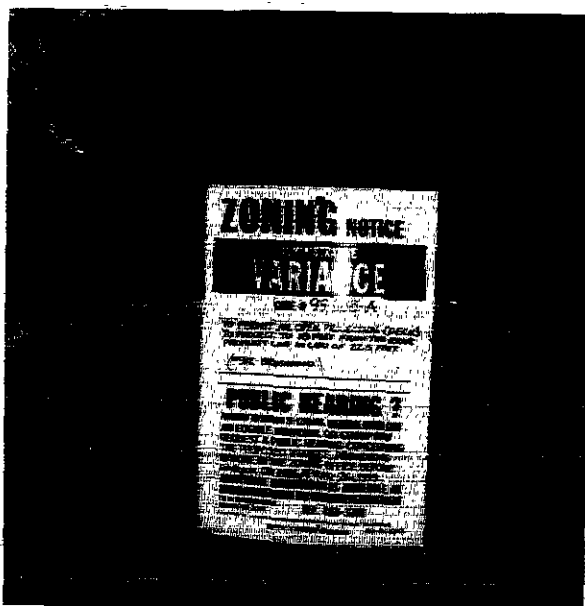
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



99-388-A

#312 BRUSHWOOD DR-

P. 4/11/99 MARK LAWRENCE

CL-4/26/99

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 99- 388 -A Address 312 Brushwood Dr.Contact Person: JOHN R. ALEXANDER Phone Number: 410-887-3391  
Planner, Please Print Your NameFiling Date: 3-31-99 Posting Date: 4-11-99 Closing Date: 4-26-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 99- 388 -A Address 312 BrushwoodPetitioner's Name MARK & AMY LAURENCE Telephone 410-216-7127Posting Date: 4-11-99 Closing Date: 4-26-99Wording for Sign: To Permit AN OPEN PROTECTION (DECK) TO PROTECT  
TO 18 FT. FROM THE REAR PROPERTY LINE IN LIGHT  
22.5 FT.

388

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 99-388 - A.

Petitioner: MARK & ARY O. LAWRENCE

Address or Location: 312 BRUSHWOOD DR.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: MARK & ARY O. LAWRENCE

Address: 312 BRUSHWOOD DRIVE

OWINGS MILLS, MD 21117

Telephone Number: 410-902-1664

Revised 2/20/98 - SCJ

388



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

April 26, 1999

Mr. & Mrs. Mark Lawrence  
312 Brushwood Drive  
Owings Mills, MD 21117

RE: Case No.: 99-388-A  
Petitioner: Lawrence  
Location: 312 Brushwood Drive

Dear Mr. & Mrs. Lawrence:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 31, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

April 19, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 12, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshall's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

380, 381, 382, 383, 384, 385, 387, and 388

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 987-4881, MS-1102F  
cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** April 13, 1999

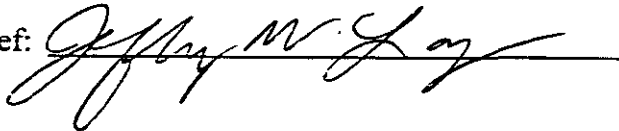
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 371, 384, and 388

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: \_\_\_\_\_

FROM: R. Bruce Seeley, Project Manager  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 4/12/99

The Department of Environmental Protection and Resource Management has  
no comments for the following Zoning Advisory Committee Items:

Item #'s: 381  
382  
384  
385  
386  
387  
388  
391  
392

INTEROFFICE CORRESPONDENCE

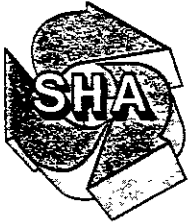
Date: April 22, 1999

SUBJECT: Zoning Advisory Committee Meeting  
for April 19, 1999  
Item No. 388

We have no objection to the proposed intrusion into the easement now.

cc: File

7AC0419.388



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 4.16.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

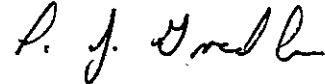
RE: Baltimore County  
Item No. 388 JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
for Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free ---

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

# Zoning Variance Application

Case # 99-388-A

312 Brushwood Drive

Mark & Amy O. Lawrence

April 1, 1999

We, the undersigned, are aware of the pending Zoning Petition case 99-388-a in process for the purposes of a proposed outdoor deck structure at the above location. We understand the plans for the construction and have no reasons to object to the petition in process or the proposed plans. We also understand that the petition calls for an increase in property setback of 18' from the rear property line at 312 Brushwood in lieu of the 22.5' required and agree that this will have no impact to our existing property.

Signed:



Phillip S. Smelgus

310 Brushwood Dr Lot #4



David O. Leselidze

Brushwood Dr. Lot #6

99-388-A

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3 1/2 BRUSHWOOD DRIVE

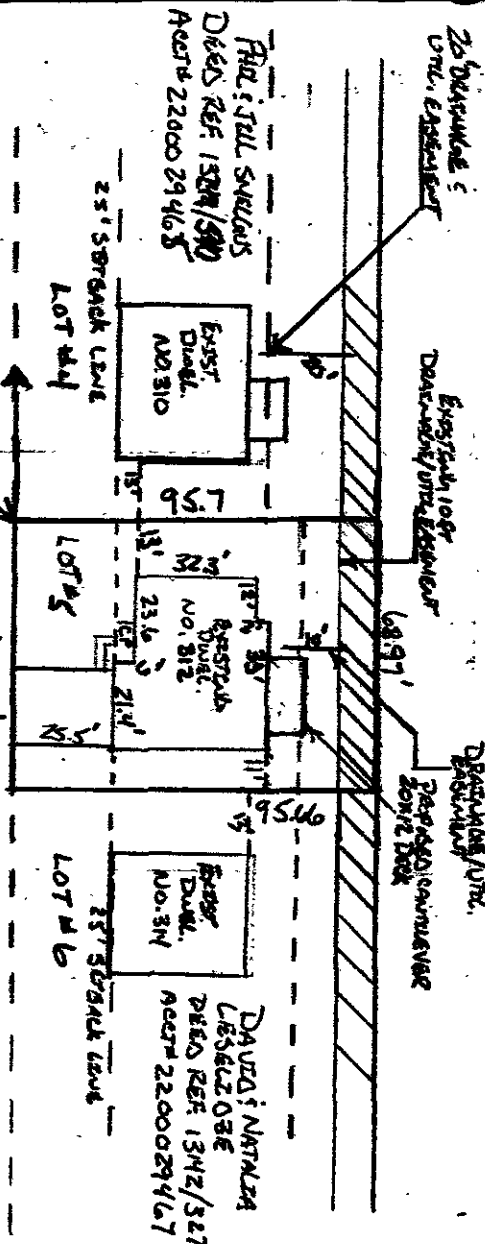
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BRUSHWOOD

plat book # 29, folio # 79, lot # 5, section #

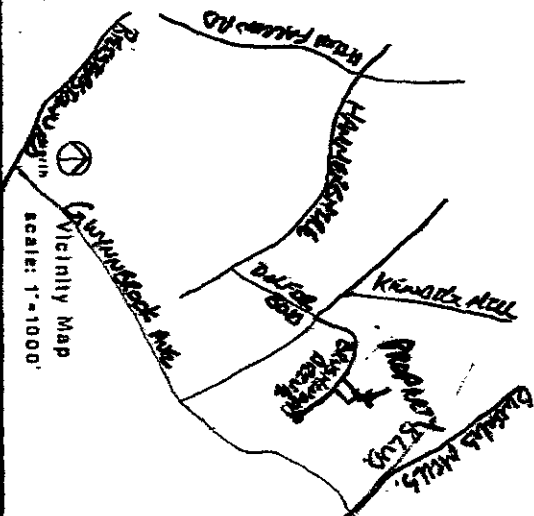
OWNER: MARK & AMY A. WILSON

ROSEWOOD TRACT AREA  
(CURRENTLY VACANT)



North  
date: 3/12  
prepared by: ME

Scale of Drawing: 1" = 50'



## LOCATION INFORMATION

Election District: 4

Councilmanic District: 3

1" = 200' scale map: NW 14E

Zoning: DR 3.5

Lot size: .1515 acreage  
6599 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

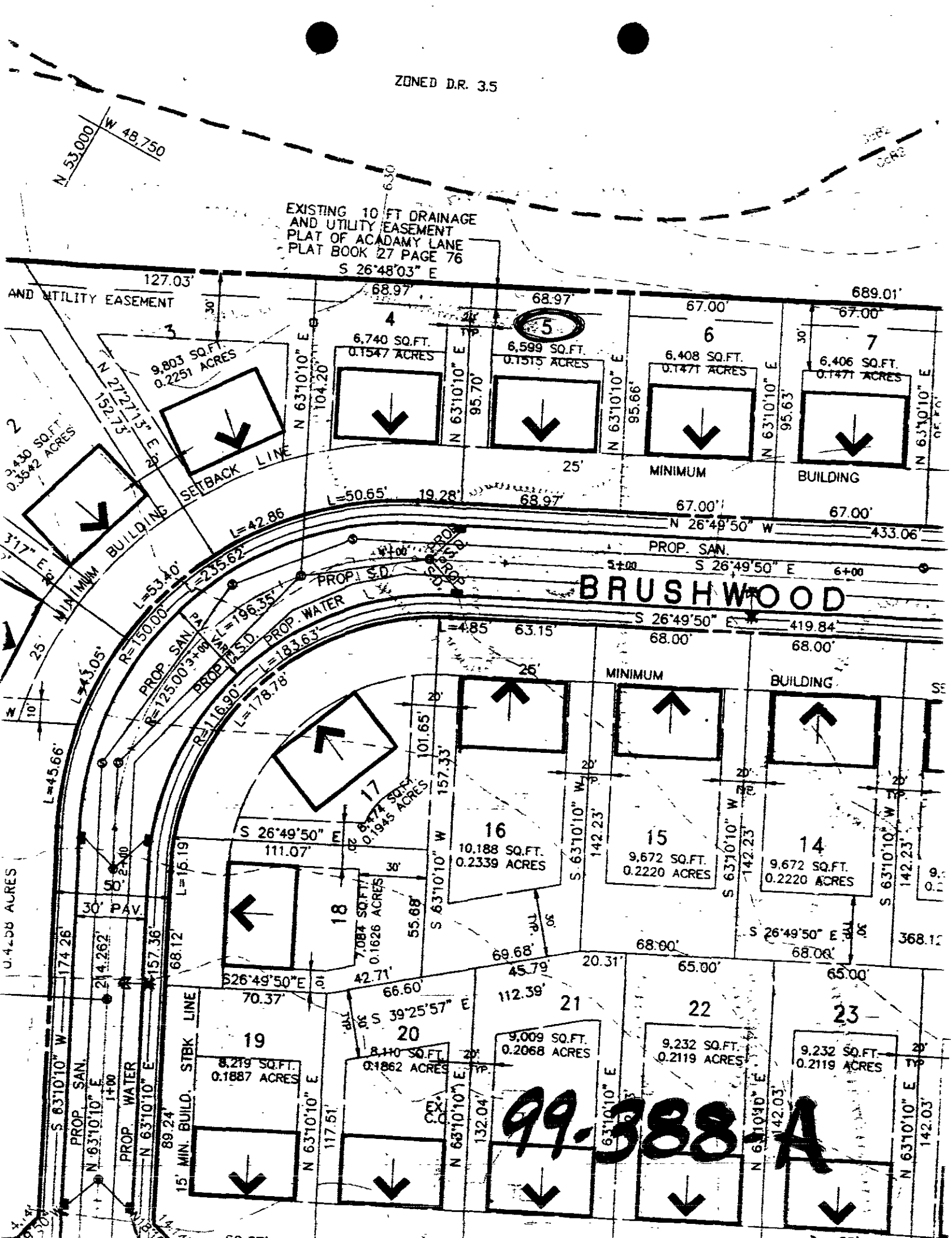
## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE #: \_\_\_\_\_

507 388 99-388-A

99-388-A

ZONED D.R. 3.5





(SHEET NW-15-1)

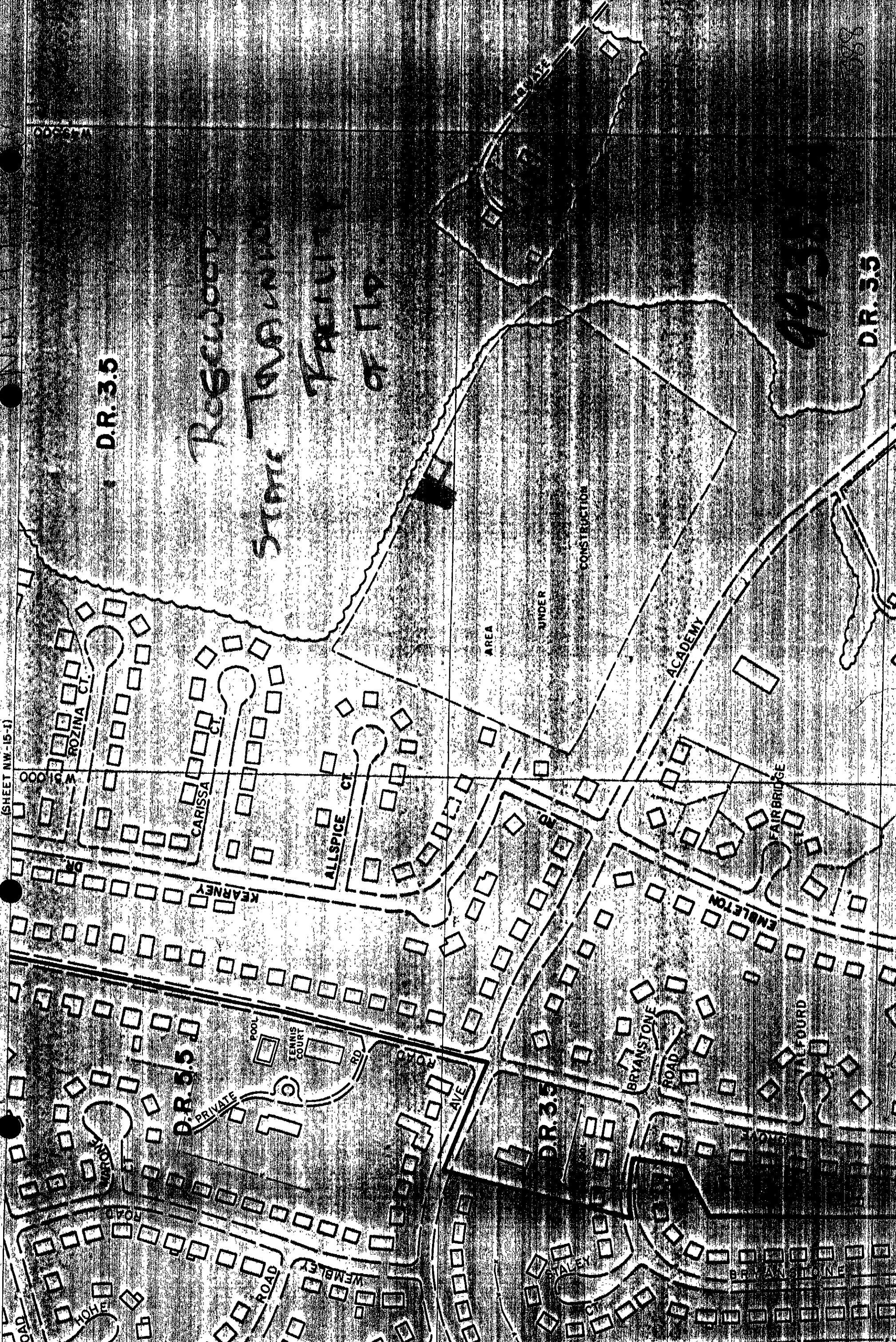
NUC

D.R. 3.5

D.R. 5.5

D.R. 3.5

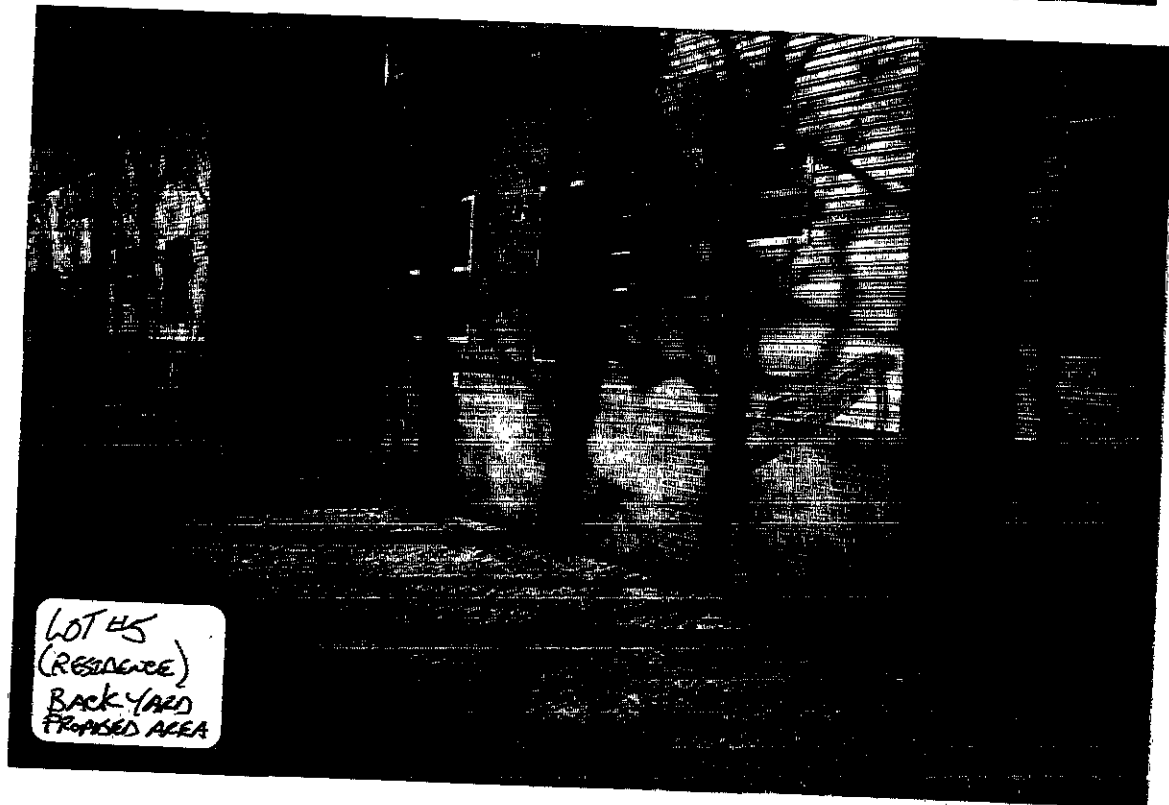
D.R. 3.5



RECEIVED  
STOCK TAKING  
FACILITY OF TLO

AREA  
UNDER  
CONSTRUCTION

4938



49-388-A





VIEW OF  
ROSELWOOD  
AREA



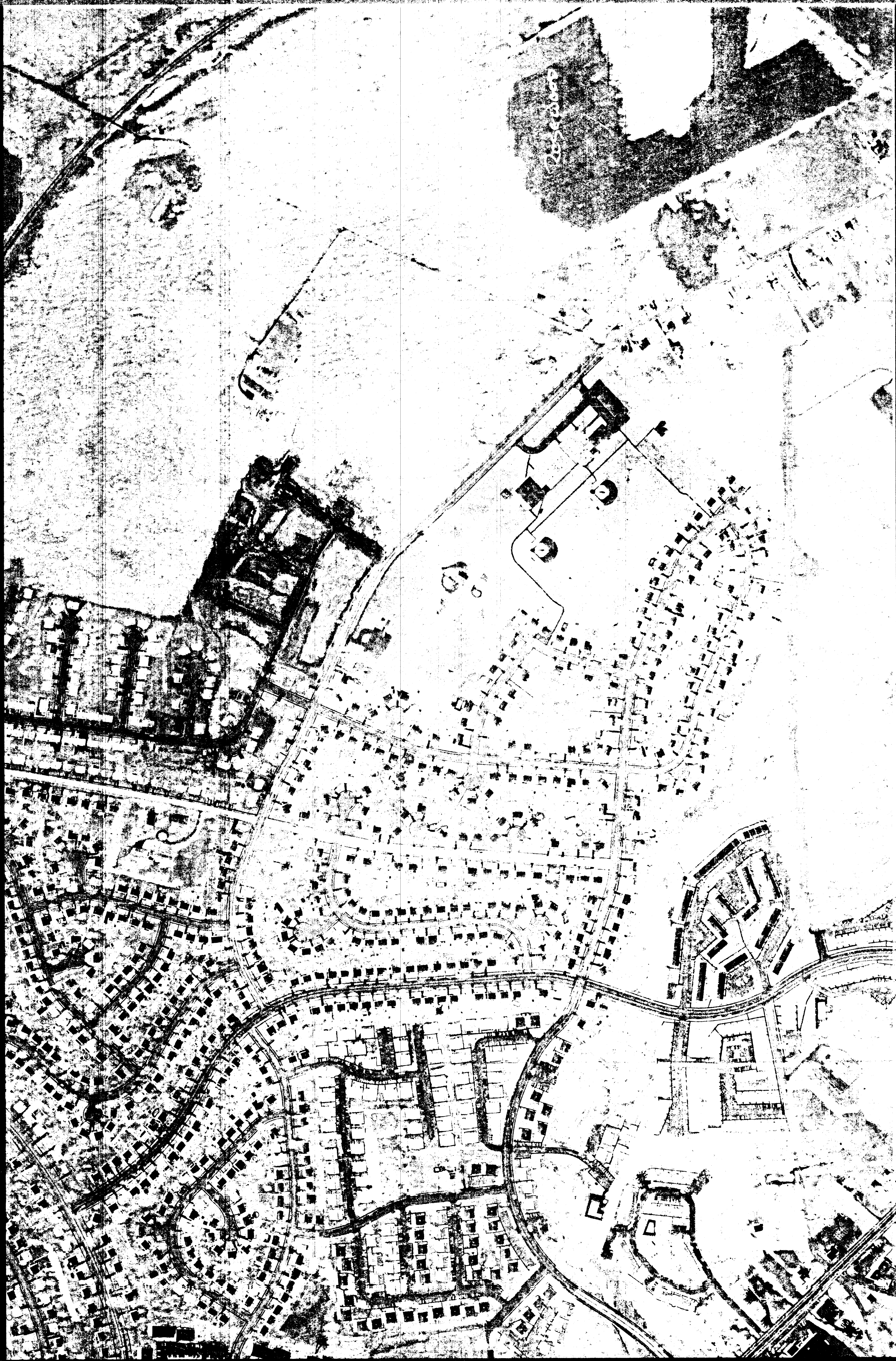
ROSELWOOD  
AREA VIEW  
EAST

99.388-A



99.388-A





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±

LOCATION  
DELIGHT  
GWYNNBROOK

SHEET  
N.W.  
1/4-1

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

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MARTINSBURG, W.V. 25401

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